

£395,000

Southfields, Portchester, PO16 9FG



- Three Double Bedrooms (En-suite to the Main Bedroom)
- Entrance Lobby
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Diner
- Modern Family Bathroom
- Gas Central Heating & Double Glazed Windows
- Ample Off Street Parking
- Enclosed Low Maintenance Rear Garden
- 19' 8" x 7' 10" Outside Cabin/Office

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: jane.benfield@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Property Reference: P2753

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Lobby:-

4' 4" x 3' 7" (1.32m x 1.09m)

Radiator, wood effect laminate flooring, flat ceiling. Door to:



Lounge:-

11' 11" x 14' 9" (3.63m x 4.49m) Maximum Measurements

UPVC double glazed window to front elevation, TV aerial point, under stairs storage cupboard, radiator, wood effect laminate flooring, flat ceiling. Door to:



Inner Lobby:-

Return staircase leading to first floor, wood effect laminate flooring, walkway to kitchen, flat ceiling with smoke detector. Door to:

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Downstairs Cloakroom:-

5' 0" x 3' 6" (1.52m x 1.07m)

Modern white suite comprising close coupled WC, pedestal wash hand basin with mixer tap and tiled splash back, fitted mirror above, wood effect laminate flooring and flat ceiling with extractor.



Kitchen/Diner:-

11' 11" x 8' 9" (3.63m x 2.66m) Maximum Measurements

UPVC double glazed window and French doors overlooking and accessing the rear garden, the kitchen is fitted with a range of modern base and eye level soft close units, roll top worksurfaces with matching up stands, one and a half bowl stainless steel sink unit with mixer tap, matching cupboard housing gas central heating boiler, built-in oven with hob above and concealed extractor, space and plumbing for washing machine and slimline dishwasher, recess for tall fridge/freezer, space for table and chairs if required, radiator and flat ceiling.



First Floor Landing:-

Return stairs leading to second floor, flat ceiling with smoke detector. Doors to:

Bedroom Two:-

11' 11" x 10' 7" (3.63m x 3.22m) Maximum Measurements

UPVC double glazed windows to front elevation, radiator and flat ceiling.



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Bedroom One:-

16' 6" x 8' 5" (5.03m x 2.56m) Maximum Measurements

UPVC double glazed window to front elevation, access to eaves storage, radiator, flat ceiling. Door to:



Bedroom Three:-

11' 11" x 8' 10" (3.63m x 2.69m) Maximum Measurements

UPVC glazed window to rear elevation overlooking the garden, radiator and flat ceiling.

Bathroom:-

7' 10" x 5' 8" (2.39m x 1.73m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, radiator, flat ceiling and extractor.



En Suite Shower Room:-

11' 1" x 4' 11" (3.38m x 1.50m) Maximum Measurements

Double glazed Velux window to rear elevation, modern suite comprising tiled shower cubicle, close coupled WC, pedestal wash hand basin with mixer tap and tiled splash back, radiator, flat and sloping ceiling, access to eaves storage, raised platform with shelving above and extractor.

Second Floor Landing:-

Storage cupboard with further door inside to additional eaves storage, flat ceiling with smoke detector. Door to:

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Rear Garden:-

A generous size enclosed low maintenance rear garden with a reinforced concrete patio area with space for table and chairs for socialising and entertaining purposes, Astro turf lawn section and cabin/office 19' 8" x 7' 10" (5.99m x 2.39m) with double glazed windows and power and light connected.



Outside:-

Ample off street parking, front garden laid to lawn with established shrub borders, patio seating area with solar lighting. Wooden gate leads to:



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Agents Note:-

An estate management fee is payable on this property and details are available on request.

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